

**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION****PROPERTY OWNER: WEIST PROPERTIES LLC**

RYAN, LLC  
C/O Jessica Arroyos  
13155 Noel Road Ste 100  
Dallas, TX 75240

**ACCOUNT NUMBER: 104460-000****PROPERTY LOCATION:** 9411 NE 76th St  
Vancouver, WA 98662**PETITION: 729****ASSESSMENT YEAR:** Valued January 1, 2021      **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
<b>ASSESSED VALUE</b>			
Land	\$ 273,700	\$	273,700
Improvements	\$ 521,700	\$	521,700
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 795,400</b>	<b>BOE VALUE</b>	<b>\$ 795,400</b>

**Date of hearing:** April 26, 2022**Recording ID#** WEIST711**Hearing Location:** By remote WebEx video conference and/or teleconference**Attendees (all through virtual conference):**

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

**Appellant:**

None

**Assessor:**

Lonnie Dawkins

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 7-Eleven convenience store with 2,400 square feet, located on 0.93 acres.

The appellant's evidence included a cost approach analysis as of January 2021 indicating a value of \$533,943 for parcel #104460-000 and \$16,754 for #104460-001.

The appellant requested a value of \$533,493 for this property.

The Assessor's representative stated that the subject parcels are on the 5-Corners intersection. The fueling station was recently redone with new asphalt, canopy, tanks, etc. The station appears to be profitable, as it would otherwise likely be the convenience store alone. The convenience store is valued using the income and cost approach. The Assessor's evidence included a summary of property details and conclusions. The information included photos, maps, comparable sales data, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's evidence provides a comprehensive analysis and supports the assessed value of \$795,400.

## DECISION

The Board, after carefully reviewing the information and testimony provided by the Assessor and information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$795,400 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

Mailed on May 20, 2022  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98660-5000  
564-397-2337



Daniel C. Weaver, Chairman

**NOTE:** This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, [www.clark.wa.gov/boardofequalization](http://www.clark.wa.gov/boardofequalization), the Assessor's Office or the Washington State Board of Tax Appeals.

**\*\* You must pay your taxes by the date they are due to avoid penalties and interest. After the appeal period for the decision has passed, changes to the assessment will be entered into the system by the Assessor's Office and the Treasurer's Office will notify you of adjustments made to your taxes. \*\***



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** SEVEN ELEVEN #22525

RYAN, LLC  
C/O Jessica Arroyos  
13155 Noel Road Ste 100  
Dallas, TX 75240

**ACCOUNT NUMBER:** 104460-001

**PROPERTY LOCATION:** 9411 NE 76th St  
Vancouver, WA 98662

**PETITION:** 730

**ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$ 0	\$	0
Improvements	\$ 80,600	\$	80,600
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 80,600</b>	<b>BOE VALUE</b>	<b>\$ 80,600</b>

Date of hearing: April 26, 2022

Recording ID# WEIST711

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

None

Assessor:

Lonnie Dawkins

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 7-Eleven pump station.

The appellant's evidence included a cost approach analysis as of January 2021 indicating a value of \$533,943 for parcel #104460-000 and \$16,754 for #104460-001.

The appellant requested a value of \$16,754 for this property.

The Assessor's representative stated that the subject parcels are on the 5-Corners intersection. The fueling station was recently redone with new asphalt, canopy, tanks, etc. The station appears to be profitable, as it would otherwise likely be the convenience store alone. The convenience store is valued using the income and cost approach. The Assessor's evidence included a summary of property details and conclusions. The information included photos, maps, comparable sales data, a 2021 property information card, and a cover letter recommending no change to the assessed value.

The Assessor's evidence provides a comprehensive analysis and supports the assessed value of \$80,600.

## DECISION

The Board, after carefully reviewing the information and testimony provided by the Assessor and information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$80,600 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

Mailed on May 20, 2022  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98660-5000  
564-397-2337



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Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** COLUMBIA RESOURCE COMPANY

DELOITTE TAX  
C/O Lauren Elsaesser  
2163 Collins Ridge Dr NW  
Atlanta, GA 30318

**ACCOUNT NUMBER:** 153108-000

**PROPERTY LOCATION:** 6601 NW Old Lower River Rd  
Vancouver, WA 98660

**PETITION:** 798

**ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

ASSESSED VALUE		BOARD OF EQUALIZATION (BOE) VALUE	
Land	\$ 1,848,000	\$	1,848,000
Improvements	\$ 5,114,900	\$	5,114,900
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 6,962,900</b>	<b>BOE VALUE</b>	<b>\$ 6,962,900</b>

Date of hearing: April 26, 2022

Recording ID# COLUMBIA

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:  
Daniel C. Weaver, Chairman  
Lisa Bodner  
Dick Riley

Appellant:  
None

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a waste management transfer station with a main warehouse of 85,844 square feet, located on 16.5 acres. The property includes a driver's building measuring 2,000 square feet, an office measuring 2,240 square feet, and a scale house measuring 308 square feet.

No detailed quantitative information was provided by the appellant for Board review.

The appellant requested a value of \$4,000,000.

Since the appellant provide no detailed quantitative data the assessed value of \$6,962,900 prevails.

## DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$6,962,900 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

Mailed on May 20, 2022  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98660-5000  
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Daniel C. Weaver, Chairman

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